

TOWN OF LONGBOAT KEY FLOODPLAIN MANAGEMENT PLAN APPENDIX

Submitted to the Sarasota County Local Mitigation Strategy
2010

INTRODUCTION

The Town of Longboat Key is a Coastal Barrier Island located along the Gulf of Mexico within southwestern portion of Manatee County, and the northwestern portion of Sarasota County. The community occupies approximately 4.92 square miles. The Town of Longboat Key was incorporated as a Township in 1955. The Town has experienced a steady growth rate with the largest occurring between the early 1970's through the early 1990's. The Town's full time population according to the 2000 census was listed as 7603. The Town of Longboat Key experiences as most coastal communities in Florida, an increase in population during the winter months, and the population can swell to 20,000 plus including resorts, hotels and rental unit population. The Town has According to the same census 8834 residential units, with 4554 listed as vacant properties, or rental units.

Situated in a subtropical climate, the Town experiences a distinct wet and dry season. The wet season extends from June through September. During this period, the Town receives approximately two-thirds of its average annual rainfall. Topography in the area is generally flat and low with elevations ranging from sea level to 12 feet NGVD. The average island elevation is approximately 9 feet NGVD.

PLANNING

The Town completed the process of updating the Comprehensive Plan in December of 2007. This process offered the community with many opportunities to provide input into the new comprehensive plan. The Town also held meetings with representatives from outside agencies related to issues and concerns including long term comprehensive plan goals and objectives. The Comprehensive Plan includes elements of goals and objectives utilized in this Floodplain Management Plan and vice versa.

The Town of Longboat maintains a Hurricane and Emergency Management and Response Plan, which is updated yearly. The Town coordinates its disaster management practices with both Manatee and Sarasota County Emergency Operation Center functions, Comprehensive Emergency Management Plans and Continuity of Government Plans. The Town also participates in both County Local Mitigation Strategy (LMS) working groups. The purpose of the LMS is to coordinate mitigation efforts with participating jurisdictions, identify, score, rank and prioritize projects and initiatives that are mitigating in nature. Since flooding is a risk associated with all participating communities the related elements of the mitigation projects are focused towards reducing natural hazard impacts to the communities. Both Manatee and Sarasota County and all municipalities within the Counties have a participation in the approval process of

the LMS plans. The Local Mitigation Strategies were all used as resources for the participating communities to develop and secure individual local Floodplain Management Plans for accreditation under the Community Rating System.

The Town also coordinates planning efforts with the Tampa Bay and Southwest Florida Regional Planning Councils.

In addition to regularly meeting with the two county LMS working groups the Town also participates with the Regional Floodplain Managers Planning and Coordination Committee, a group formed with the local Community Rating System (CRS) Coordinators of the municipalities of Sarasota County. This committee was formed primarily to promote participation and enhancement of CRS programs, and also coordination of public outreach requirements of the LMS and the current FEMA Flood Insurance Rate Map modernization program. This program is designed to update, digitize and re-assess flood risks using LIDAR data and additional flood risk assessment techniques. As a result of participation with this CRS committee, the Town periodically discusses mitigation strategies with Sarasota County, the Southwest Florida Water Management District, and the Federal Emergency Management Agency. The Town receives information in regards to mitigation funding opportunities through grants from these agencies as well.

RISK ASSESSMENT

Flooding results from two major sources, rain fall events that exceed the 25 year 24 hour threshold, (especially when coinciding with lunar high tides), and Tropical Storms, especially when they reach Hurricane intensity.. Coastal areas are subject to storm surge and tidal action from the Gulf of Mexico. Upland areas and lower, flatter areas, which have tidally influenced drainage systems, are subject to more repetitive flooding. Land development that has increased runoff volume can and occasionally overwhelms the natural influences associated with tides and elevated water tables, limited and manmade drainage systems. Effects of rainfall and storm surge can be dramatic even if the passage of hurricanes or tropical storms is within 200 miles of the community.

The Town of Longboat Key's municipal storm water system was initially installed in the mid 1960's as a swale and ditch system with conveyance to inlet boxes with pipe and or culvert conveyance to outfalls to the canals and adjacent bays. Most of the newer development in mid 1970's through 80's includes curb and gutter systems on Town paved streets, again with conveyance to adjacent canals and bays. During the 1990's design criteria was based on a 25 year 24 hour level of service and most of the development from the mid 80's to present is privately owned. As part of the original development, some drainage canals and "Mosquito Ditches" were constructed in the existing lower Mangrove sloughs and outlet to Sarasota Bay. As the Town grows, the storm-water systems are upgraded to meet the demands of current permitting requirements. Although in most areas the system is successful, localized flooding may occur, especially in the older developments on the north end of the island. The majority of the NFIP identified Repetitive Loss Properties are located in the northern half of the island, with

the exception of the Mobile Home Parks located at Mid-Key, and are identified in the Local Flood Hazard Map required for Community Rating System review and Documentation.

The Town of Longboat Key has adopted Ordinances to establish minimum standards and requirements for land management, building standards, and control measures in order to minimize flood damage to public and private property.

Life Safety

For Life safety and property protection the Town of Longboat Key utilizes an emergency telephone notification system called CodeRED®. The CodeRED® Emergency Telephone Calling System is an extremely high-speed telephone communication service available for emergency notifications. CodeRED® employs a one-of-a-kind Internet mapping capability for geographic targeting of calls, coupled with a high speed telephone calling system capable of delivering customized pre-recorded emergency messages directly to homes and businesses at the rate of up to 60,000 calls per hour. CodeRED® subscribers control their emergency broadcasts from anywhere in the world via a secure Internet Portal. Residents are encouraged to contact the Town via annual public outreach and via the Town's Website to make sure that their phone number is current and correct.

The annually published Town Summer Newsletter contains a section instructing residents of evacuation procedures and how to prepare for a hurricane. How to secure property, develop plans, what to take during an evacuation, and where to go during an evacuation are covered. The newsletter also informs residents of the National Flood Insurance Program and Flood Insurance policy information and how to apply for coverage.

Local evacuation information is broadcast on local cable channels: Government Access TV Channel 19, ABC Channel 7, and SNN Channel 6. Radio broadcasts are on WENG 1530 AM, and Clearchannel 1230 AM. Information can also be received on a weather radio that can be purchased at telecommunication stores.

Additional evacuation information can be found on the Internet through:

Town of Longboat Key

www.Longboatkey.org

With additional Links To:

Department of Community Affairs

www.dca.state.fl.us

Division of Emergency Management

www.floridadisaster.org

Sarasota County

www.scgov.net

Manatee County

www.mymanatee.org

Those with special needs and health considerations for assistance with evacuations are encouraged to register with the Town at (941) 316-1999, Sarasota County at (941) 861-5000, and Manatee County at (941) 749-3500.

Evacuation maps can be found on the Internet at the above listed web sites, Town Hall, 501 Bay Isles Rd., in the local phone book and at the respective County facilities.

Critical Facilities

The Town's critical facilities and infrastructures include and are not limited to:

Town Hall

Fire Stations

Police Station

Public Works Complex

Utilities Department Water Storage Tank locations

Utilities Department Sewer Lift Stations

Water, sewer and storm water pipes

The Town of Longboat Key is primarily a retirement community. According to City-Data.com, the regional economy Estimated median household income in 2008: \$107,895, and the median house / condominium value is \$884,513. The Town collects ad valorem taxes through a millage rate and in fiscal year 2009 the total assessed value was estimated at \$5,954,878,099.

Property Damages

The Town of Longboat Key is a community that has experienced repetitive losses due to flooding. The Federal Emergency Management Agency has identified 96 records of structures within Town limits that have had two or more claims paid by the National Flood Insurance Program (NFIP) of \$1000 or more within a 10-year period. Of those 96 records, 8 are considered Severe Repetitive Loss, those 1-4 family dwelling properties that have had four or more claims of more than \$5000.00 each. 15 properties on the list of records within the Town have been demolished and rebuilt to current code. For Community Rating System reporting purposes the Town has a total of 81 Repetitive Loss Properties. The Town has determined that within the areas reporting repetitive losses 574 additional structures are of similar construction and are at risk of experiencing repetitive damages from floods and are identified in the Local Flood Hazard Map required for Community Rating System review and Documentation.

Flood insurance in Florida is obtained through communities that participate in the National Flood Insurance Program (NFIP). In order to meet the Code of Federal Regulations requirements, the Town has adopted and implemented a Flood Control Ordinance, Chapter 154 of the Town Code. This floodplain management Ordinance and the adopted Comprehensive Plan both are requirements for criteria in the Community Rating System (CRS). Participation in the CRS program gives homeowners discounts on flood insurance. The Town of Longboat Key has a rating of six, with ten being the worst rating, and one being the best. This rating allows residences who purchase flood insurance through the program to receive a 20% discount. The Town has been able to secure the rating by implementing more stringent floodplain management regulations.

Natural Resource Protection

Wetlands, as defined in Chapter 9J-5.003(149) of the Florida Administrative Code, can be found in a variety of the Town's jurisdictional areas. The Town works in coordination with the Florida Department of Environmental Protection, the Southwest Florida Water Management District and

the Sarasota Bay Estuary Program, to protect the wetlands in Town limits. The Town has categorized areas designated as wetlands identified on land use maps, some of which are permanently protected as Jurisdictional Wetlands by the Florida Department of Environmental Protection agency.

In the Inter-Coastal Waterway, and the adjacent coastal shoreline slow speed areas protect the Florida Manatee. The ICW connects to bays that are important for marine food source, fish habitat, and waterfowl nesting areas.

Mangroves can be found along water areas throughout the Town of Longboat Key. The mangroves provide erosion protection, water buffering, and they also filter upland pollutants. Mangroves are specifically protected though the Florida Department of Environmental Protection and local Ordinances

The Town's beach and sand dune system is very important for the protection of upland infrastructure and buildings, and also to support our tourist economy. These dune and beach areas are also habitat for several varieties of protected Sea Bird species, Sea Turtles very common along our coastal areas. The Town works diligently with the Florida Fish and Wildlife Commission, Mote Marine, and other agencies and non-profit organizations to protect the endangered species, while maintaining a reasonable level of service and access to our residents and visitors through education and code enforcement.

Along the Intracoastal Waterway (ICW) where the U.S. Army Corps of Engineers performed the original dredging of the waterway system, are a series of dredge material spoil islands. Some of these islands have significant areas of upland habitat, especially on Sister Keys. This island was acquired by the Town in 1990. It includes additional wet lands created as a recent mitigation project for development impacts and also includes a gopher tortoise habitat. Also Joan M. Durante Park has over 30 acres of land dedicated and developed as a permanent park, and many segments are visited by endangered species of waterfowl. Educational plaques can be found along the well maintained and marked trails.

Development Trends

All of the Town of Longboat key lies within what is called a "Special Flood Hazard Area" according to the FEMA Flood Insurance Rate maps, FIRM. Relative to other local jurisdictions rapid growth, the Town has not experienced significant growth most likely due to over a 90% build out of available land, coupled with a less than average investment market, and also possibly due to higher property values than other adjacent communities.

The population of the Town of Longboat Key is currently 7603. It is expected in 2010 that the population may decrease slightly. The Town is relatively densely developed and mostly residential. Some residential re-development and commercial development is expected to occur in the next five to ten years. Some re-developments that were approved prior to the down turn in the economy and market are expected to be re-evaluated as the developers initiate intent of commencing construction. As this process begins and current plans come in, they will be

Carefully reviewed for negative impact on the watershed, natural resources and natural floodplain.

LOCAL HAZARDS

The Town of Longboat Key's most regular hazards are hurricanes, beach erosion, tornadoes, storm surge and flooding. Beach erosion commonly occurs during summer tropical storms and hurricanes, however historical trends also indicate significant erosion and southern transfer of sand is known to occur during winter cold front storms. Beach re-nourishments have been conducted since 1993 on a cyclical basis and were primarily completed in areas of severe erosion. They are designed to the maximum extent practicable to protect property and resources as well as to protect the safety of citizens at risk. The most recent beach nourishment was completed in 2005-2006 and the next full re-nourishment is planned for 2012.

Severe thunderstorms, tropical storms and hurricanes can spawn tornadoes and extremely strong wind bursts. Although shorter in duration these events can produce wind speeds in excess of those expected during hurricanes and tropical storms

Known Flood Hazards

Storm Surge from Gulf of Mexico is the primary flood hazard. Tidal influence can affect areas along the beach, Sarasota Bay and Longboat and New Passes. The Bay, Intracoastal Waterway (ICW) and nearby canals and tidal areas can also be impacted by the higher tide events. Most of the repetitive loss areas are along the northern reaches of the island and older slab on grade constructed houses, and especially those constructed prior to the Town entering into the national Flood Insurance Program in 1975. Depth of flooding depends on the strength of the tropical storm or hurricane, the effects of concurrent lunar tides, and the direction the storm as it impacts the region. Recent storms in 2008 caused higher than normal tides recorded in some areas as high as 2 feet above normal with the eye of the storm over 200 miles away. Coupled with the higher tides wave within shore break were up to six feet causing overwash of the designed beach dune berm crest and flooding of some streets on the northern end of the island.

Hurricane and tropical storm watches are issued up to 72 hours in advance allowing residents, visitors and commercial property owners plenty of time to prepare if they take heed to them.

FLOOD HISTORY

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| October 24, 1921 | Storm that originated in the western Caribbean Sea, produced high tides (approximately 7 feet) and wave action resulted in heavy damage throughout Sarasota County. |
| September 19, 1926 | unnamed hurricane resulted in flood damage of more than \$1 million. This was a 10-year storm in which it rained 8 inches in 24 hours. |

June 26, 1943	7.48 inches of rain fell in 24 hours.
June 23, 1945	10.80 inches of rain fell in 24 hours.
September 10, 1960	Hurricane Donna resulted in flooding throughout the county. Tides ran more than 3 feet above normal, and rains totaled between 5 to 7 inches, and pre-storm rainfall of almost 10 inches contributed to flooding.
September 21, 1962	7.37 inches fell in 24 hours. Total storm rainfall over the three-day period was 13.83 inches. The storm caused flood damage to houses in Sarasota County.
October 1968	Unnamed storm that caused considerable flood damage.
June 18, 1972	Hurricane Agnes caused flood damage due to high tides and 5 inches of rain.
June 18, 1982	The "No Name Storm" brought 6 inches of rain and 60 mph winds to Sarasota County with little warning. The storm created high tides and structural flood damage.
Aug. 28 - Sept. 4, 1985	Hurricane Elena hovered over the west coast of Florida for six days and brought rainfall over 11 inches and required the evacuation of 37,000 people.
October 28, 1985	Hurricane Juan caused 25 to 35 foot swells in the Gulf and subsequent coastal flooding.
November 20, 1988	Tropical Storm Keith created tidal surges 4 feet above normal, rain and strong winds resulting in flood damage.
June 23, 1992	11 to 23 inches of rain fell within a 15-hour period throughout the county causing approximately 3,000 structures to suffer flood damage countywide.
June 23-26, 1993	Rain exceeded the 100-year, 24-hour storm event, 11.82 inches of rain falling in a 24-hour period.
July 18, 1995	Approximately 9 inches of rain fell within a 15-hour period and caused minor flood damage.
September 7, 1995	Rainfall of approximately 2 to 3 inches in one hour caused localized flooding. (NOAA National Climatic Data Center)

Nov./Dec. 1997	El Nino event caused 10 to 12 inches of rain to fall within 24 hours causing flooding throughout Sarasota County
August 12, 2000	Rainfall of 4 to 6 inches over 6 hours caused localized flooding of low roads.
September 15, 2001	Tropical Storm Gabrielle created storm surge and localized street flooding.

2004 season with 4 storms, Hurricanes Charlie, Francis, Ivan, and Jeanne
 2005 Impacts from Hurricane Wilma
 2008 Tropical Storm Fay, Hurricanes Gustav and Ike

MITIGATION STRATEGY

The Town of Longboat Key participates with both Sarasota and Manatee Counties to prepare a Local Mitigation Strategy (LMS). The purpose of the countywide LMS is to establish a mitigation plan to reduce disaster losses that may impact the Counties and their municipalities. The LMS process includes a working group of staff from various disciplines of each community to form a working group. This group compares, scores and rank mitigation projects submitted. This list combines pre-disaster and post-disaster mitigation projects. All types of mitigation projects are covered, and not limited to flooding. For the purpose of the Floodplain Management Plan, only flood related goals and objectives within Town limits will be addressed.

List LMS Goals and Objectives here.

Goal 1:	Reduce Structural Flooding
Objective 1.1:	The Town will assess repetitive loss areas and find ways to decrease the impact of coastal flooding through public outreach projects.
Goal 2:	Reduce Flooding on Major Roadways and streets.
Objective 2.1:	The Town will investigate opportunities to consider projects that reduce flooding to streets major roadways and evacuation routes.
Goal 3:	Preserve natural habitats
Objective 3.1:	The Town will undertake projects that reduce impacts to natural habitats while controlling flooding.

Preventive Activities

The Town adopted a Flood Control Ordinance, Chapter 154 Town Code in 2006 that specifies rules for development. The Ordinance adopts by reference the most current Flood Insurance Rate Maps (FIRM). The Flood Control ordinance enforces permitting, certification and building

requirements in order to avoid future repetitive losses and includes provisions for one foot of freeboard..

All Town areas seaward of the Coastal Construction Control Line (CCCL) as approved by the state on July 18, 1978 are designated as Coastal High Hazard Areas and are required to meet regulations enforced by the Florida Department of Environmental Protection, National Flood Insurance Program (NFIP) as well as those of the Flood Control Ordinance. The Coastal Zone Protection Act of 1985 and the Town Zoning Code dictates the distance that structures can go based on the established Erosion Control Line. Town Code also requires 3 feet of freeboard for construction within the Coastal Construction Control Line and development in the Coastal High-Hazard Areas, or as established by the "V" zones as defined by the Flood Insurance Rate Map (FIRM).

Any construction permits that require an approved Environmental Resource Permit or Stormwater Permit from the Southwest Florida Water Management District (SWFWMD) must have a Stormwater Site Drainage Plan certified by a Professional Engineer. All sites are required by the Town to provide a yearly site inspection report completed and certified by a Professional Engineer. This inspection ensures that the stormwater system being properly maintained. Any site that is neglected or not in compliance are reported to SWFWMD and brought to the Town's code enforcement board.

All construction must conform to the latest adopted Flood Control Ordinance, Florida Building Code Standards, Subdivision Regulations, and Town Code Zoning standards. These regulations include setback requirements, special infrastructure design, and prohibited uses.

Open space preservation is addressed in the Town's 2007 Comprehensive Plan. In the Plan's Goals, Objectives and Policies, it is states that the Town will maintain a minimum amount of open space within developments.

Property Protection Activities

Property protection flood insurance activities are achieved through public information notices. Yearly a Summer Newsletter is mailed to all residents within the Town Zip Code informing them of the flood hazard in the area and encouraging flood insurance purchase. All properties in the repetitive loss areas are also notified via an annual letter of their options for flood insurance, retrofit and flood preparation.

Protect the natural and beneficial functions of the floodplain

Wetlands are reviewed as part of the construction plan process implemented by the Planning Zoning Building Department. The process ensures mitigation and confirms if other agency or Corps of Engineers permits are required and obtained. In 2008-09 the Town exercised an agreement with a local developer to create a two acre wetlands project on Sister Keys and continues to restore the island to a natural state.

Emergency Services

Hurricanes are the most common large-scale emergency situations that the Town must prepare for. The Sarasota and Manatee County Department of Emergency Management are the responsible authorities for developing and administering hurricane preparedness planning through the *Comprehensive Emergency Management Plans*. The plans establish uniform policy and procedures for coordination throughout the counties and all local governments in county limits. Select officials from the Town of Longboat Key are stationed at both Manatee and Sarasota County Emergency Operations Center (EOC) during emergencies. The Manatee and Sarasota County EOC's operate through a variety of technologically advanced systems, have access to on-line meteorological services, are equipped with an emergency satellite communication systems, and can deliver television feeds to area communities.

The Town is partner in a Statewide Mutual Aid Agreement for Catastrophic Disaster Response and Recovery. If mutual aid is deemed necessary, the Town Manager will review, and he or the Town Commission will authorize specific requests. Mutual aid can also include cooperation from Federal entities.

Depending on the seriousness of the emergency, the Town of Longboat Key Incident Commander may chose a site for the Emergency Operations Center. The site may be a Mobile EOC (from where the incident is first managed), Mobile Command Vehicles (command post using VHF radio, cell phones and conference stations), a Primary (Fixed) EOC (at the Police Station), or Alternate (Fixed) EOC (at another critical facility). One of these options would be more likely for a localized rain event rather than a countywide hurricane event.

Prior to the arrival of a storm, the Town of Longboat Key Police Department coordinates with the Sarasota and Manatee County Emergency Operations Centers and are charged with notification and orderly evacuation of citizens and visitors in the affected areas, and with establishing and monitoring evacuation routes. The Town Manager makes the decision whether or not to activate the CodeRED® system at this time as well, notifying residents and visitors of evacuations. Alerts are also sent to and issued by the National Weather Service and NOAA weather radio alerts. Residents and visitors that are told to evacuate are encouraged to find the shortest route to the closest open public shelter.

In the event that there is proper warning time before a storm, the Public Works department stocks sandbags. These sandbags are made available to the public, and depending on the state of emergency, these bags are prefilled by Utilities and Public Works employees and are available at the Broadway Beach Access overflow parking area.

In August 1998, Sarasota County' Emergency Management Department completed installation of an ARMS System, a virtual weather system that is linked to a satellite system and ultimately provides a picture of how much rain will fall in a specific area. There are 53 gauges in the network. The gauges function as an early warning system for storm related coastal surges and flooding. In 2009 the Town completed installation of a new SCADA system monitoring the Waste Water and Potable Water System. It also includes rainfall monitoring in three locations on the island, North, Mid, and South, as well as a tide monitoring station in the Mid section on the

bayside. This enables Public Works staff to assess current rainfall amounts with tide events in order to activate response procedures and provide earlier response initiatives to these events.

The Town has the capability to interact with our own and other agencies through an 800 MHz Truck Radio System. With this system in place, communication between Town police, public works, utilities, and emergency vehicles are possible. All Town department directors and supervisors and critical staff also carry cell phones and are able to communicate as long as towers are still standing.

The Southwest Florida Regional Planning Commission completed a Hurricane Evacuation Study in 2001. It includes information such as shelter listings, evacuation routes, and clearance times. The Study also included updated Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model. The SLOSH model includes mapping that shows hurricane surge limits for all county residents.

Every year, prior to hurricane season, the Town of Longboat Key, along with cooperation from the news media, conducts a free hurricane seminar at Town hall for all residents. The seminar is announced to all residents via telephone as part of the CodeRED® test.

Public Outreach

Yearly a letter is mailed to all Repetitive Loss Properties and other “like” properties within the areas to educate residents on flooding, the federal flood insurance program, flood safety, and possible grant funding opportunities.

The annual newsletter that is mailed to residents includes hurricane information that explains the evacuation process, flood safety and insurance, emergency numbers, and a list of supplies that should be stocked. This same information is included on the Town web site, and also includes links to other governmental emergency agencies that can provide additional information.

FEMA Flood Insurance Rate Maps (FIRM) are available in the Building Department. The flood zone boundaries can enable property owners, residents, developers, and insurance agents to determine what flood zone a specific property is located in. They can view these maps in person, or call and ask staff for information.

ACTION PLAN

The Floodplain Management Plan contains an Action Plan that identifies those mitigation actions appropriate to the community’s resources, flood hazards, and vulnerable properties. These are incorporated with the goals and initiatives associated with the Local Mitigation Strategy.

◆ **Goals: Operating Principles**

Goals have been established to guide the selection of specific flood protection activities that are recommended in this Plan. The primary operating principles in development these goals are:

- Protect lives and property from the hazards of wind, storm surge, and rainfall.
- Where appropriate, flood damage prevention activities should be used to improve the environment, water quality, economic vitality and stability, and aesthetic quality of the Town.

These Floodplain Management Plan goals are supplemented by relevant goals from the Local Mitigation Strategy (LMS) as well as the Town of Longboat Key Comprehensive Plan, and Emergency Response Plans.

◆ **Pre- and Post- Disaster Redevelopment Planning**

The projections made by the National Oceanic and Atmospheric Administration for hurricane activity through the next decade continue to indicate more activity expected in the eastern and western Gulf of Mexico than in years past. This makes the need for both preparedness and post-disaster redevelopment plans even more critical. As exhibited by the 2004 Hurricane Season through the 2008 Hurricane Season to date, flooding from both the large amounts of rain generated by the storms and especially storm surge, are recognized as the leading cause of property damages and deaths related to these catastrophic events. In the third week of August 2008, Tropical Storm Fay dumped over 30 inches of rain in several regions of Florida alone. These types of rainfall related impacts add to the quantity of property and infrastructure damages significantly above and beyond those caused by wind.

Additionally, recent data from international studies has suggested that due to Global Warming or other natural cyclical events, sea elevation rise has become a topic of critical concern, especially for long range planning purposes for coastal communities such as Longboat Key.

The Town continues to update all of its departmental policies and procedures for pre- and post-disaster planning and operations. Included in the primary objectives of these procedures is to prepare and respond to flooding events.

The Town annually conducts a complete review and update of all of its Emergency Preparedness and response plans including the Continuity of Operations, Continuity of Government, and incorporates National Incident Management System training of staff required by Presidential Order.

In support of the Town's pre- and post- disaster planning, it submitted revisions to its Comprehensive Plan to the Department of Community Affairs and received notice of compliance of the Plan formally adopted per Ordinance 2008-13 on July 7th, 2008. This notice meets the provisions of Sections 163.3184, 163.3187, and 163.3189 of the Florida Statutes.

Included are the following items from the 2007 Comprehensive Plan, Conservation and Coastal Management Elements that pertain to Floodplain Management Planning:

◆ Conservation and Coastal Elements

OBJECTIVE 3.2

The Town will encourage the reduction of potential damage to structures subject to damage in the Coastal High Hazard Area (CHHA).

Policy 3.2.1

The Town will encourage the relocation, removal, or replacement of existing non-compliant structures in V-Zones, or seaward of the CCCL to safer locations.

Policy 3.2.2

The Town will encourage owners to take advantage of buy-out programs for structures subject to repetitive damage in the V-Zones.

Policy 3.2.3

The Town will encourage residents to retrofit their homes with storm resistant materials.

Policy 3.2.4

The Town will enforce applicable Federal Emergency Management Agency (FEMA), FDEP and the FBC requirements for the safety of structures.

Policy 3.2.5

The Town will require all future building setbacks, fronting the Town's north and south passes, to be equal to or greater than those setbacks required for construction along the Gulf of Mexico.

Policy 3.2.6

Existing structures not conforming to minimum flood elevation that suffer in excess of 50% damage will be demolished. Permits to rebuild will be issued only if the design meets current applicable local, state, and federal regulations.

OBJECTIVE 3.3

The Town will enforce policies related to reconstruction in the designated Coastal High Hazard Area (CHHA) following a catastrophic disaster that will reduce the danger to human life, the exposure of property damage from future natural hazards, as well as eliminate non-conformities to the extent practicable.

Policy 3.3.1

In the event of a hurricane or storm event that requires post-disaster redevelopment actions, the Town will implement its short-term post-disaster redevelopment plan.

Policy 3.3.2

In the event of a hurricane or storm, the short-term recovery effort will be accelerated by emergency permits to repair and clean up damage to private and public structures and utilities that are potential public health, safety or welfare hazards, to the extent allowable by law.

Policy 3.3.3

It is the policy of the Town that during long-term reconstruction following a catastrophic storm event, all reconstructed structures will be brought into compliance with the FBC, FEMA requirements and local flood control regulations to the greatest extent practicable while still allowing original density and building cubic volume as described in Policy 3.3.4.

Policy 3.3.4

Legally nonconforming structures, buildings and uses that are substantially damaged by natural disaster or involuntary action by more than 50% in accordance with the Town Code, may be reconstructed to the same building cubic content and number of units in existence prior to the casualty, subject to conditions in the Town Code.

Policy 3.3.5

The Town will monitor the development of Sarasota County's long-term post-disaster redevelopment plan. The Town will also monitor Manatee County's efforts to develop post-disaster redevelopment plans.

OBJECTIVE 3.4

The Town will limit public expenditures and subsidies in the Coastal High Hazard Area (CHHA) to the population capacity established by the permitted density of the adopted Future Land Use Map and direct concentrations of people away from designated V-zones or storm breach areas.

Policy 3.4.1

Use of funds from the recreation and open space acquisition fee will be prioritized to acquire, enhance, or protect properties that serve the public interest, and are adjacent to or in close proximity to existing open space areas or within the FEMA V-Zone and must be consistent with the criteria identified in Recreation and Open Space Policy 1.2.2.

Policy 3.4.2

Public expenditures that subsidize development in the Coastal High Hazard Area (CHHA) will be limited through the implementation of Objective 1.2 (and its associated policies) of the Capital Improvements Element.

Included are the following items from the 2007 Comprehensive Plan, Future Land Use Elements that pertain to Floodplain Management Planning:

◆ Future Land Use Element

- Policy 1.2.1 Proposals for development within the floodplains will be approved only if significant alteration of the functions of the floodplain will not occur (i.e., no increase in flood hazards should be permitted) and if the proposed development is consistent with the regulations of the appropriate agencies regulating development within floodplain areas.

PLAN MAINTENANCE

The Floodplain Management Plan will be monitored by the Public Works and Planning and Zoning Departments as part of the regular status report procedures. The Public Works Department will also be responsible for overseeing the implementation of the action plan activities in regards to structural mitigation projects.

The Floodplain Management Plan will be reviewed and updated annually by the Certified Floodplain Manager, CRS Coordinator, submitted and reviewed by Town departments and Regional Floodplain Manager and Local Mitigation Strategy Committee members. The update will include an overview of this original plan, and provide status reports on projects and any revisions to planning. Any recommendations or changes will be included in an annual update to Town Commission and made available to the public prior to October 1st of each year.. The annual report will be available to the public and released to the media. The overall plan will be updated every five years in conjunction with the CRS Recertification process.